

## SCANNING

- Public Health Department
- Code Enforcement
- Neighbors
- Owner – Landlord
- Department of Human Services
- Police Department/Fire Department
- Tenants
- Residence of neighborhood
- City Officials (Police)
- Solid Waste and Recycling Department
- Property Owner or Landlord or Renter
- Code Enforcement Department
- Building Contractor
- City Assessor's Office
- Property Owner of nuisance property
- Immediate Neighbors
- Code Enforcement - P.D. all City Government
- Owner/Tenants
- Reduction of Property Values
- Problem: Neighbors don't like it because looks (Eyesore), safety, smell, noise
- Safety
  - Vermin Infestation
  - Personal Safety
  - Attract vs. NVICE
  - Environmental concerns
- Person who doesn't want to follow codes or understand
- Building Owners
- Neighbors
- Tenants – those who live in the building
- Code enforcement employees
- Police Department
- Mortgage holder – company
- City – the community
- Neighborhood
- Neighborhood Associations
- Adjacent businesses
- Public works – services
- Other tax papers – lose property values
- Insurance Company
- Children/day care – neighborhood kids
- Schools, churches in the neighborhood
- Vagrants – people living illegally in the home
- Neighbors
- Homeowner

- Landlord
- Housing safety
  - Code Enforcement
- Linn County Health Department
- Community in general
- Schools
- Nearby businesses

## **ANALYSIS**

- Law breaking – Municipal Codes
- Health issues/risks
- Slum/Blight
- Who is the property owner
- A bank may own some of the properties
- Attract nuisance
- Don't live in the area so they dump there
- More junk is brought in when they see junk in the area
- What do we need to know?
  - What are the legal steps to take to get action
- How long has the situation been going on?
- What is the desired outcome?
- Who has the authority to maintain
- What code is being violated
- Who is accountable
- Who takes care of the cost
- Any funding to help
- Could you help the offenders
- What is most pressing problem
  - Safety personal, Fire Hazard
- High price of disposal fees
- Identify why issue is taking place
- What specific issues?
- Who investigates?
- Where is material coming from
- Review for mental illness
  - Do other agencies need to be involved
- Contamination – grand H2O, disease rodent infestations
- Safety – health
- Vagrant – transients
- Smell – odors
- Fire risk, arson
- Property values decrease
- Neighborhood property values decline
- Neighborhood crime
- Neighbors in disagreement

- Aesthetics of the neighborhood
- Looks bad
- Can decrease property value
- Pest problem
- Disregard for others property
- Safety issues for kids – play in unsafe area
- Homeowner may not have means/ability to clean up
- Ignore Code
- Work the system
- System can be the problem – enforcement
- Lack of communication between departments
- Neighbors fear retaliation
- Check ordinance for property maintenance, vehicles
- Learn about circumstances for junk
  - Elderly, lack of means, lack of concern, communicate directly with homeowner
- Identify resources
- Check health department regulations
- Documentation
  - Photos, etc
- Check with other neighborhood associations regarding solutions

## **RESPONSE**

- Duration of the problem
- Timeframe – when problem was identified
- History of violations
- Responsibility of problem (tenant/owner)
- Is the problem isolated or systemic?
- Drug related problems?
- Investigate beyond single property and identify related issues
- Knowledge deficient or blatant violation
- Is it safe to approach the owner/tenant (personal/individual contact)
- If situation is not safe – involve other stakeholders
- Figure out method to solve problem
- What steps can be taken?
  - First contact the “offender” and ask if they need help
  - Explain that there have been complaints
  - Contact City Officials
- Let them know there are resources available
  - Education and further guidance
- Who can make the most impact?
  - City Officials
- What can the City Officials Do?

- Cite the “offender” for the problem, hire a contractor and asses the property, provide a joint letter from neighborhood associations and City
- Contact with P.O. by Code Enforcement
- What are code enforcement expectations
- What is P.O. expectations of code
- Use photo gallery of surrounding area for comparison of how property looks. Show P.O. if no response show photos to Code Enforcement.
- History –time the situation exists
- Crime history, reports, trends
- Survey of neighbors – how are they affected by property
- Property values – how property has affected others
- History of property owner behavior elsewhere
- Check for property liens (other stakeholders of property)
- Compare this to other neighborhoods
- Brainstorm for similar problems/solutions in other communities
- Previous code violations
  - This property, this property owner
- Work with property landlord to keep tenants to keep property clean
- Offer to help with cleanup
  - Offer resources, positive approach
- Level of expectations from the entire neighborhood – communicated
- Removal of most offensive problem
- Establishment of clear/open communication
- Cleanup by community agencies
- Neighborhood Enforcement Action Team

## **ASSESSMENT**

- Decrease in calls
- Removal of debris/junk
- Establishing a relationship with violator
- Improved living conditions
- Stakeholders (Code Enforcement)
- Cleaned up and stay cleaned up
- Identify partnerships to sustain cleaned up neighborhoods
- Periodic Visits
- What is Plan B?
- Has the problem moved to a new location
- What is strength of this process
  - Directional Focus; standard industry practice; gets immediate neighbors involved
- How can this work in your neighborhood?
  - With neighborhood association
- Determine who ‘leads’ the solution – who needs to be involved to solve
- What/identify the resources available for solution (need a bigger dumpster/more frequent service)

- Involve the neighborhood for solution
  - Report violations – work together to solve on own
- Determine what violations exist
  - Abandoned cars
- Strengthen neighborhood associations for peer pressure and support
- Reduction in complaints
- Appearance of the property
- % Increase in property values
- After clean-up – does it re-occur? How soon? How soon to re-clean?